

ZB# 66-3

Bearse Manufacturing

(no SBL given)

Bease Mfg.

66-3

State of New York
County of Orange, ss:

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Zoning Board of Appeals of the Town of New Windsor at the Town Hall, Union Avenue at 7:30 P.M. on the 18th day of April, 1966 on the application of Bearse Manufacturing Company for a variance from Article IV, Sec. 43-14 of the Zoning Ordinance to permit the construction of an addition to its present building within less than 15 feet from its north property line on the west side of MacArthur Avenue.
Dated: April 1st, 1966
BEARSE MANUFACTURING COMPANY
Petitioner.
Apr 5

Hugh V. Nocton, being duly sworn deposes and says that he is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published
One Time

in said newspaper, commencing on the 5th day of April, 1966, and ending on the 5th day of April, 1966

Subscribed and sworn to before me this
.....7th..... day of.....April..... 19..66..

Hugh V. Nocton
[Signature]

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1967



Adopted 12/20/65

APPLICATION FOR VARIANCE

APPLICATION NO. _____

DATE: April 19 66

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (we) BEARSE MANUFACTURING CO. of MacArthur Avenue
(Street & Number)

New Windsor

New York
(State)

HEREBY MAKE

APPLICATION FOR A VARIANCE:

- A. LOCATION OF THE PROPERTY MacArthur Ave., GI
(Street & Number) (Use District on Zoning Map)
- B. PROVISION (S) OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: _____
Article IV Section 48-14-C
- C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:
1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: The property to the east is residential. The dwelling thereon is 50 feet (approx.) from petitioner's east property line. The required expansion can only be toward the petitioner's east line.
 2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: The entire property of the petitioner is used industrially within a general industrial zone. The railroad precludes expansion to the north and petitioner's existing buildings limit expansion to the west.
 3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Ordinance because: The same conditions and circumstances existed at the time zoning ordinance was adopted.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this ordinance because: The existing character of the area will be the same. The petitioner's operation has not been detrimental to area. The petitioner's operation has provided gainful employment to area for past 15 years. The addition will be architecturally acceptable.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: No change of area would result. Additional assessed property valuation would result. Possibility of loss of industry to another area to secure necessary additional floor area would be avoided.

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.
The planned addition would be used in the same operation as petitioner's original plant. Addition AT this time would be used for storage of merchandise.

- E. Application to be accompanied by a check, payable to the Town Comptroller, in the amount of \$10.00. Application to be returned to: New Windsor Zoning Board of Appeals, Box 25, New Windsor, N. Y. 12551

- F. NOTICE OF HEARING.
 Applicant agrees to send notice of any public hearing via registered mail to all abutting land owners as required by Section 9.4.1 of the ordinance.

Dated: April 1966
 STATE OF NEW YORK }
 COUNTY OF ORANGE } SS
 Sworn to this _____ day of April 1966

(Notary Public) Orange Co.

Bearse Mfg Co. H. Larson
 Signature of Applicant

Address _____
562-8080
 Telephone No. _____

DO NOT WRITE IN THIS SPACE

Application No. 66-3
 Date of Hearing 4/18/66
 Date of Decision 4/18/66
 Decision: Granted

Date Received 4/18/66
 Notice Published 4/18/66

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 2

Date 3/21, 1966

To Bearse Manufacturing Co
McArthur Ave
New Windsor N.Y.

PLEASE TAKE NOTICE that your application dated March 17th, 1966
for permit to add to your industrial building
at the premises located at McArthur Ave in the
Town of New Windsor
is returned herewith and disapproved on the following grounds:

The addition is too close to the property
line - 15' is required you are leaving
three feet

Taylor B. Billings
Building Inspector

3/8 John Copy for your files

EUSTANCE AND HOROWITZ

CIVIL AND SANITARY ENGINEERS AND LAND SURVEYORS

P. O. BOX 175 - CIRCLEVILLE, NEW YORK 10919

TELEPHONE: MIDDLETOWN (914) FO 1-2741

**ARTHUR W EUSTANCE, P.E. & L.S.
AARON HOROWITZ, P.E. & L.S.
THOMAS F BRANNAN, P.E. & L.S.
RODNEY D GIBBS, L.S.**

**AARON HOROWITZ
64 WESTWOOD AVENUE
ELLENVILLE, NEW YORK
TEL ELLENVILLE 647-6490**

**GERALD F PEARCE, P.E.
WILLIS E TUTTLE, L.S.**

February 24, 1966

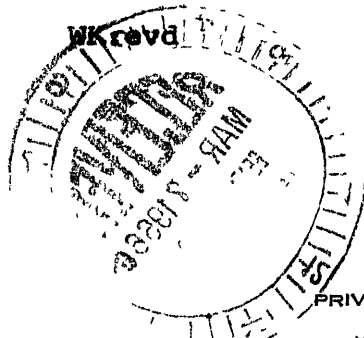
DESCRIPTION

**LANDS OF BEARSE MANUFACTURING COMPANY, INC.
TOWN OF NEW WINDSOR**

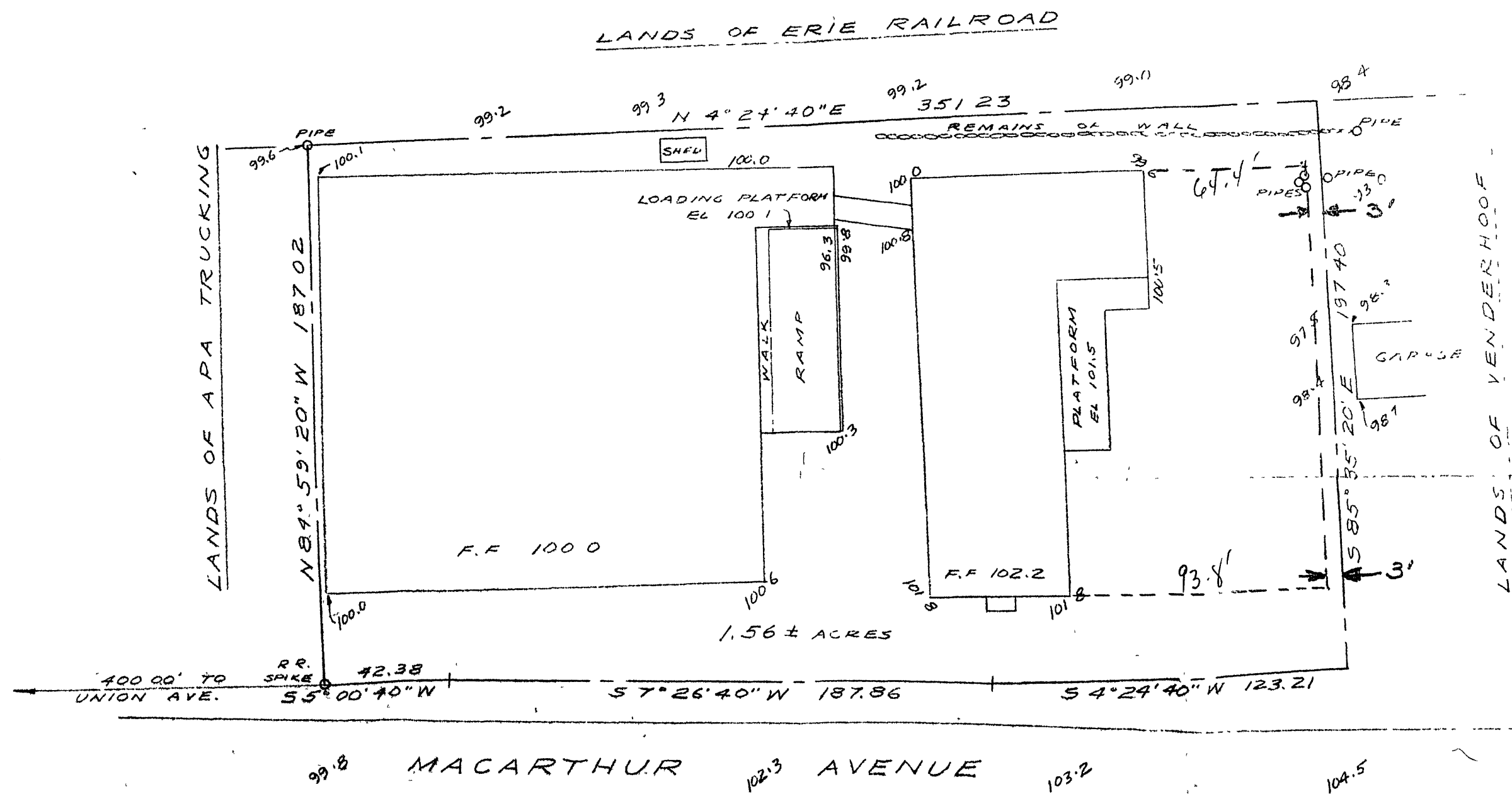
**All that certain lot, piece, or parcel of land situate in the
Town of New Windsor, County of Orange, State of New York, and
being more accurately bounded and described as follows:**

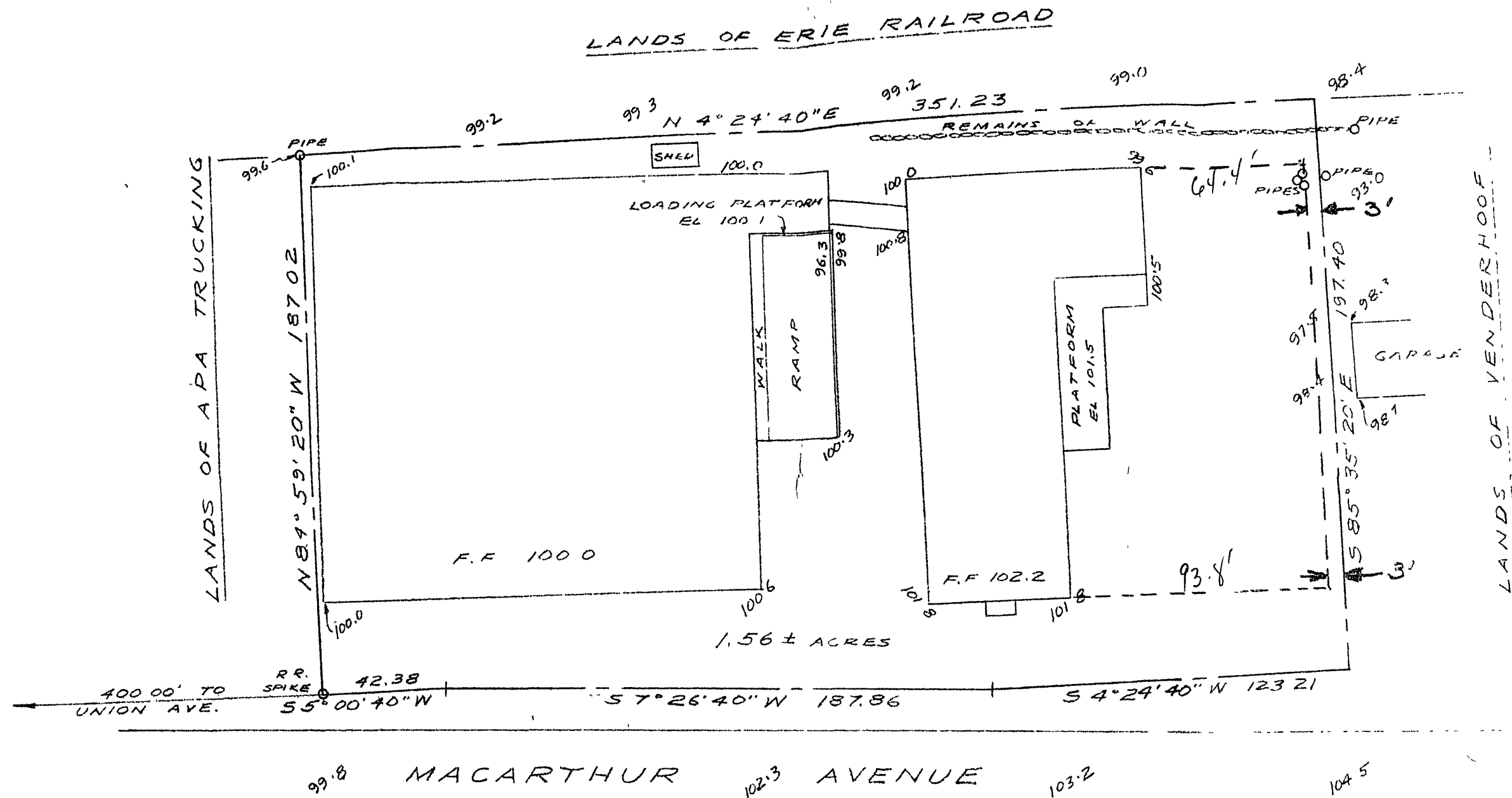
**Beginning at a point on the westerly side of MacArthur Avenue, said
point of beginning being the northeasterly corner of lands of
A.P.A. Trucking and marked by a railroad spike, said point being
located 400.0' from the northwesterly corner of Union Avenue and
MacArthur Avenue; thence from said point of beginning and along
the line of lands of A.P.A. Trucking, North 84°-59'-20" West
187.02' to a pipe in the line of lands of the Erie Railroad;
thence along the line of lands of the Erie Railroad, North 4°-24'-
40" East 351.23' to the southwest corner of lands of Venderhoof;
thence along the line of lands of Venderhoof, South 85°-35'-20"
East 197.40' to a point in the westerly line of MacArthur Avenue;
thence along the westerly line of MacArthur Avenue on the next
three courses; South 4°-24'-40" West 123.21' to a point; thence
South 7°-26'-40" West 187.86' to a point; thence South 5°-00'-40"
West 42.38' to the point or place of beginning.**

Containing 1.56± Acres.

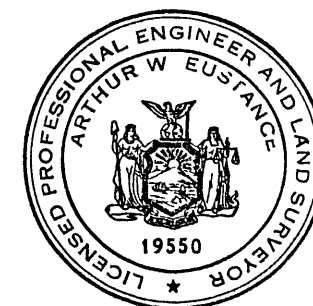


**PRIVATE AND MUNICIPAL ENGINEERING AND LAND SURVEYING
LAND PLANNING - REALTY SUBDIVISIONS
WATER - SEWAGE - SWIMMING POOLS - DAMS - ROADS
HEATING - VENTILATING - AIR CONDITIONING - WATER POLLUTION CONTROL LABORATORY**





SURVEY
LANDS OF
BEARSE MFG CO., INC.
TOWN OF NEW WINDSOR ORANGE CO., N.Y.
SCALE 1" = 40' FEBRUARY 24, 1966



EUSTANCE & HOROWITZ - ENGRS.
 P.O. BOX 175, CIRCLEVILLE, N.Y.